Box 10-B

BILL GARRETT, Davidson County
Trans:T20130099739 DEEDQC
Recvd: 11/25/13 14:18 3 pgs
Fees:22.00 Taxes:0.00
20131125-0120971

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-5-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CAPITAL HOMES LP	**SAME**	**061-16-0-188.00 P/O**
(NAME) **203 POINT EAST DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CAPITAL HOMES LP, A TENNESSEE LIMITED PARTNERSHIP, FOR THE EXPRESS PURPOSE OF IDENTIFYING THE PARCELS CONVEYED HEREIN,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE AND INTEREST, UNTO **LEE A. COHEN, TRUSTEE,** HIS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 48 of Block "C", as shown on the map entitled Resubdivision of Sunnymeade, Unit No. 1, Subdivision of Sunnymeade Unit No. 2, of record in Plat Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Capital Homes LP, a Tennessee Limited Partnership, from James Poole and wife, Alida Poole, by deed of record as Instrument No 20131125-0120969, Register's Office for Davidson County, Tennessee. (****NOTE: SEE ATTACHED SURVEY**).**

AND NOW, I, the said Lee A. Cohen, Trustee, for the express purpose of carrying out the intent of this conveyance do hereby remise, release, and quitclaim unto **CAPITAL HOMES LP, A TENNESSEE LIMITED PARTNERSHIP,** all of my right, title, and interest in the same property herein above described and set forth, to which reference is hereby made.

This conveyance is subject to such limitations, restrictions and encumbrances as may affect the premises in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **LOT 48, F/K/A 1245 ARDEE AVENUE, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25th day of November, 2013.

CAPITAL HOMES LP
BY: LATIPAC, LLC- GENERAL PARTNER

BY: BRANDON RUMBLEY, MEMBER

Lee A. Cohen, Trustee
LEE A. COHEN, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and State, **Brandon Rumbley,** with whom I am personally acquainted, and who, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a member **of Latipac, LLC,** a Tennessee Limited Liability Company, and who, upon oath, acknowledged **Latipac, LLC** to be the **General Partner of Capital Homes LP**, the within-named bargainor, a Tennessee Limited Partnership, and that as a constituent of the maker and being authorized by the maker or a constituent of the maker, executed this instrument on behalf of the maker.

Witness my hand and official seal at office, this 25th day of November, 2013.

My commission expires: **May 5, 2015**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

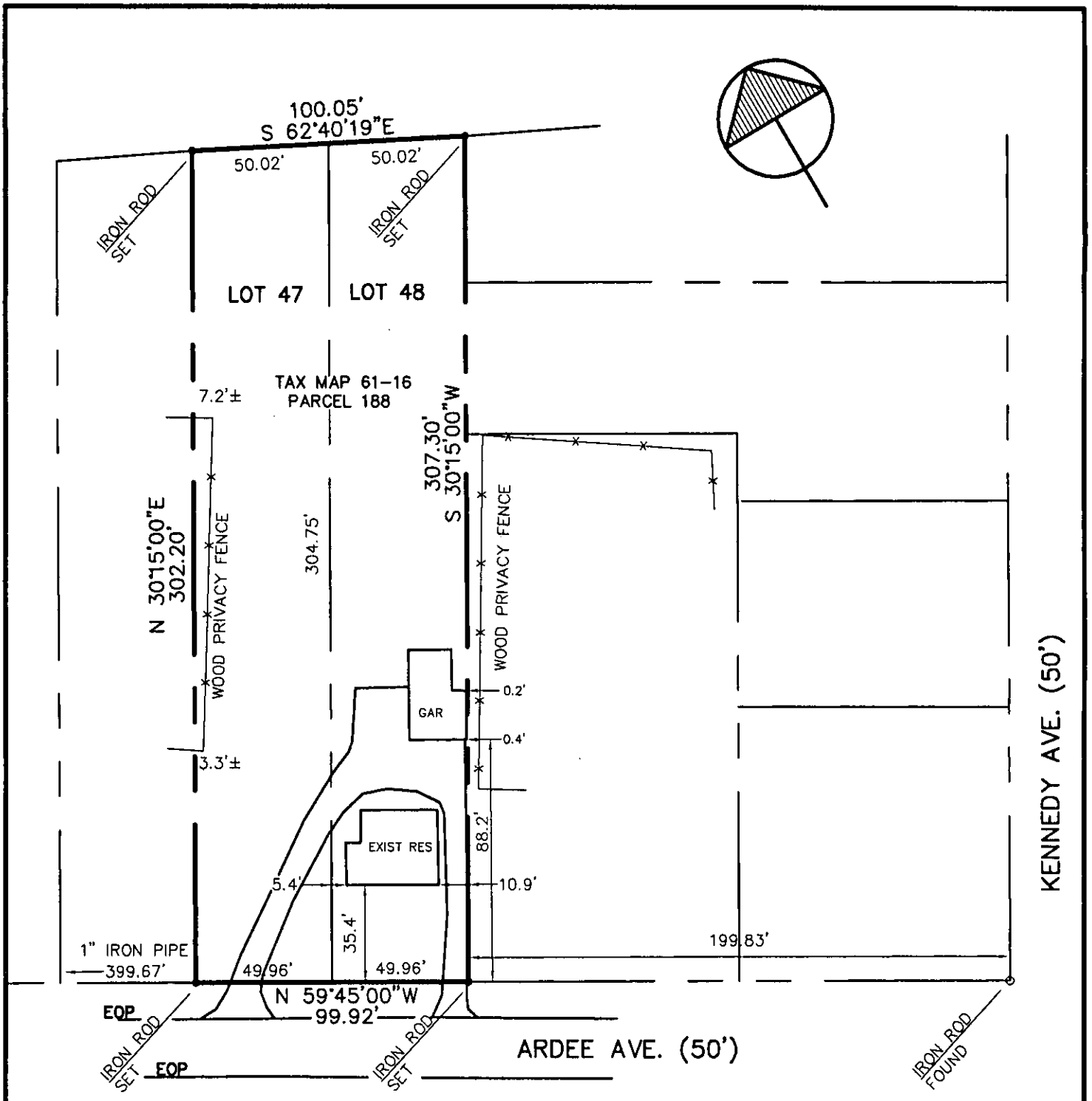
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Lee A. Cohen, Trustee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of November, 2013.

My Commission Expires: **May 5, 2015**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Deborah J. Cohen
Notary Public



LOT SURVEY
LOTS 47 & 48 RESUB OF SUNNYMEADE
BK. 974, PG. 56 & 57
1245 ARDEE AVE
NASHVILLE, TENN.

Triple - S

Land Surveying Services
6157 Pettus Road, Antioch, Tn. 37013
Ph. (931) 445-4382

DATE: 11 / 19 / 13

SCALE: 1" = 50'